

179 acres/72.4 hectares

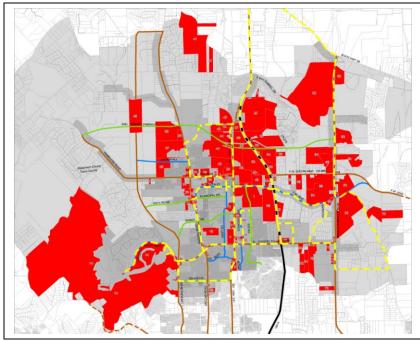
US 183 is 1.4 miles/2.3 km east

Utilities

Greenfield with lake

Planned Unit Development and General Commercial

Mr. Tommy LeVasseur 6th Street Capital Investors X Park USA 1705 Lion's Den Leander, TX 78641 (512) 986-4755 phone/facs lazer@blackwellconstruction.com



Property				M MADO	20.4		-1.01-	1 044 O D O D	
Total Acreage: 179 acres/72.4 hectares				Map: MAPSCO Austin 2006 Street Guide, pgs. 311, Sec. P, Q, R, T, U					
Location									
City: Leander				County: Williamson					
Address/Directions: South of Sa	ın Gabriel F	Parkway,	one-mile (1.6	kilometers) no	th of the	FM 2243 a	nd Bag	dad Road intersection	
Within City Limits: Yes				Distance from City Limits: Not Applicable					
Distance to US Highways: 1.4 miles/2.3 kilometers Distance to Interstate Highways: 14 miles/22.5 kilometers				Type of Zoning: Planned Unit Development and General Commercial					
General Site Information									
Previous Use of Site: Open Farm Land General Condition				Excellent Dimensions: 1,549 x 3,77 1,149 meters			49 x 3,770 feet/472 x		
Soil Composition (based upon USDA, Soil Conservation Service, of Williamson County, Issued January of 1983): Denton-Eckrant-moderately deep, shallow and very shallow, calcareous, clayey, costony soils formed in indurated fractured limestone or limey earth uplands with variable, frequently flooded, 1 to 5 percent slopes				Doss: obbly, and	Shrink/Swell Capacity: Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete				
			Can Site Be Divided: Yes			Lot Size:	Negoti	able	
Improvements Rail Served: No				Name of Railroad: Union Pacific, Southern Pacific, Capital Metrocommuter Rail					
Proximity to Port(s): Three (3) hours to Port of Houston				Other Improvements: Future home of X Park USA					
Fenced: Yes				Landscaped: No					
Located within an Industrial Park: No				Type of Business: Alternative entertainment & recreation park with commercial and retail development potential					
Deed Restriction(s): Yes				Covenants: Yes					
Utilities									
City of Leander Services: Department of 3 cm (prop			roposed)	te of Nearest Line: 8 inches/20 losed) 88 psi/606.7 kilopascal			Sewer - Size of Nearest Line: 8 inches/20.3 cm (proposed)		
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: /s		6041	Facs: (512) 268-0328			Email: Trista.fugate@peci.com		
Natural Gas Service: ATMOS Energy, (512) 310-3810			Size of Nearest Line: 3 inch/7.6 cm			Pressure: Intermediate Pressure at Waterfall and Deer Creek in the North Creek Subdivision approximately 1.3 miles/2.1 km southeast of the site			
	Phone: (512) 870-443 (979) 595-2424		1430 and/or	Facs: (512) 870-447 (979) 595-2445		and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com		
AT&T and/or SuddenLink					Facs: (512) 746-5807		Email: clawsondisp@earthlink.net		
AT&T and/or SuddenLink Solid Waste Disposal:	Phone: (512) 259-1	1709	1 0001 (012)				sondisp@eartnlink.net	
AT&T and/or SuddenLink Solid Waste Disposal:	Phone: (5	512) 259-1	1709					ondisp@eartniink.net	
Solid Waste Disposal: Clawson Disposal, Inc. Sales Information	Phone: (5		Facs: (512)		Email: lazer@b	olackwellco		Web Site:	